

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

105/20 Pier Lane, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$770,000 & \$820,000

Median sale price

Median price \$528,500 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2022 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	210/20 Pier La MARIBYRNONG 3032	\$880,000	30/03/2023
2	4/2 Saltriver PI FOOTSCRAY 3011	\$865,000	19/07/2023
3	305/21 Moreland St FOOTSCRAY 3011	\$730,000	03/07/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/08/2023 11:49



3
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$770,000 - \$820,000

Median Unit Price

Year ending June 2023: \$528,500

Property is situated in the Marina Apartments, Edgewater Estate, Maribyrnong.

Comparable Properties

210/20 Pier La MARIBYRNONG 3032 (REI/VG)

Agent Comments

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 2

Located on the left side of the building offering direct views of the water.

Price: \$880,000

Method: Private Sale

Date: 30/03/2023

Property Type: Unit



4/2 Saltriver PI FOOTSCRAY 3011 (REI)

Agent Comments

3
 2
 1

Price: \$865,000

Method: Private Sale

Date: 19/07/2023

Property Type: Apartment



305/21 Moreland St FOOTSCRAY 3011 (REI)

Agent Comments

3
 2
 2

Price: \$730,000

Method: Private Sale

Date: 03/07/2023

Property Type: Unit